

Northwest

GREEN HOME Tour 2013

FREE SPECIAL EVENT
Saturday • April 27 11am - 5pm

Discover
Green Building Strategies
In Your Neighborhood
That Work!



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Meet Local Green Building Experts Right in Your Neighborhood

Tour Co-Producers:



NORTHWEST
Eco Building
Guild



BUILT GREEN

Presenting Sponsor:

Greenhome SOLUTIONS
Earth friendly building products & home store

Sustainable Sponsors:



ENVISION
Residential or Light Commercial Remodeling

Learn More at
NWGreenHomeTour.org

THANK YOU SPONSORS!

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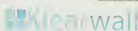
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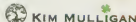
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Ally Sponsors:



Friend of the Tour:



Welcome

to the 3rd Annual Northwest Green Home Tour

It's Springtime. For many of us, this traditionally marks the time of year when we begin thinking about all those home improvement plans and maintenance projects that surfaced during the past year.

The NW Green Home Tour marks another tradition where members of our community open their homes, some providing a hands-on interactive green building laboratory that will help you envision creative and sustainable solutions for your home projects. Whether it's a big project or small, a whole-house remodel or a caulk and insulation energy upgrade, there is something for everyone on this year's tour.

This year we have a new name and some new faces, and, of course, some fan favorites are back! The Tour is co-produced by the NWEBG Seattle Chapter and Built Green®, and brought to you by our presenting sponsor, Greenhome Solutions.

We have assembled a great roster this year encompassing every shade of green. We have three new Passive House projects and many new builders joining us, including the Grow Community and Build Urban. Several site hosts are returning with new projects, including H2D, LastingNest, Model Remodel, YS Built, Mighty House, ENVISION, and others. Puget Sound Solar, Shirey, and Clearwater Commons are back with news and updates. Also new this year, eight green building businesses are opening their doors to add to your green building learning experience. Drop by the **Sustainability Stops** for light snacks and refreshments to keep you going on Tour Day.

Be our guest on the tour - it's easy. Begin your tour experience online at www.nwgreenhometour.org. With our interactive maps, or your own Smartphone and this brochure, plan your own custom tour to see what you want to see at your own pace.

Walk, bike, ferry, or carpool to any of the 26 Project Sites or eight Sustainability Stops. Sign-in anytime between 11 am - 5 pm on Saturday, April 27th at any site or stop. Then you pick up your Tour wristband for access to all the Tour Sites, and you are ready to go!

Thank you to our Tour Sponsors for providing the support to allow the tour to be FREE for all of our tour guests.

From backyard cottages and energy retrofits to whole-house remodels and solar upgrades, you will be inspired by the diverse interpretations of sustainability offered by our professional members.

It's all here - come discover, learn, and experience for yourself.

Our house is open. See you on the tour.

Your Tour Guide, Cate O'dahl



Co-produced by:



Built Green® of King and Snohomish Counties

Built Green is an environmentally-friendly, non-profit residential building program that gives consumers an easy-to-understand rating system and helps them to quantify their investments in environmentally friendly building practices. For more information, visit www.builtgreen.net.



NORTHWEST EcoBuilding Guild

The NW EcoBuilding Guild Seattle Chapter

The Guild is a community of construction-related professionals and homeowners concerned with ecological building in the Pacific Northwest, who empower people through education to transform the built environment for long-term sustainability. Find more at www.ecobuilding.org.

Northwest GREEN HOME Tour 2013

Official Tour Brochure

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EcoBuilding Guild Seattle Chapter.

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have not been formally reviewed or screened to
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responsible practices. Please observe due dili-
gence when selecting any contractor or other
service professional. Comments made in the
listings of site hosts and advertisements are not
the opinion of the Northwest Green Home Tour,
the Northwest Green Home Tour organizers, the
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Cate O'dahl, Sheldon O'dahl, Ann Dorn,
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Nancy Small, Muriel Lawtry, Grace Huang,
Aaron Adelstein

On the Cover

1. Background artist's
studio by H2D
Architecture + Design
(Site N04).
2. Fantech HRV by Martha Rose Construc-
tion, Inc. refreshes air without loss of heat
(Site SW06).
3. Rendering of Dwell Development's
Passivhaus at Columbia Station
(Site SW05).
4. Grow Community, a new urban net-zero
neighborhood on Bainbridge Island
(Site B101).
5. Energy efficient homes, including Pas-
sive House, at Bellevue 41st by YS Build
(Site E02).
6. Interior Rendering of a Master Suite
at Innovative Living @ Fremont by Build
Urban and Innovative Living (Site N09).
7. Primary rainwater collection tank at the
Herndon House, by Puget Sound Solar
(Site N07).



Site Feature Icon Definitions

All Shades of Green are Green - Every green building project excels in one or more green building categories. Look for the Site Feature Icons below on our projects page Spotlights in this Brochure to identify sites with exceptional performance in these green building categories.



Design
Emphasizes func-
tionality, quality &
character by design.
Aging in place.



**Stormwater
Management**
Emphasizes water
infiltration and
LID techniques



Green Roof
Eco or vegetative
roof installations



Water Conservation
Emphas on water
saving features



**Materials
Conservation**
Efficient material use &
selection to conserve.
Waste reduction &
recycling (WRR)



**Indoor Air Quality
(IAQ)**
Construction &
material selection
support IAQ



Energy
Emphasizes innova-
tive energy systems
and high perfor-
mance standards



Advanced Envelope
Exceptional thermal
protection and air
sealing



Solar
Active Photovoltaic
(PV) or solar hot
water



Community
Emphasizes develop-
ment density with
connectivity, commu-
nity, walkable, and
transit-friendly



Urban Farming
Composting, perma-
culture, & backyard
chickens

Letters from the Co-Producers

Built Green is proud to partner
with the Northwest EcoBuild-
ing Guild on the Northwest
Green Home Tour 2013. With
over 20,000 green homes in the
Puget Sound, there are green
homes around us all of the time,
no matter which community we
live in.

This tour gives us the opportu-
nity to showcase many of the best
environmental practices that
can be applied in homes, both
new construction and remodel.
Thirty percent of residential
new construction projects are
certified each year through Built
Green, and our goal is to lessen
the environmental impact of all
of our homes, in order to pre-
serve the health of our natural
environment for future genera-
tions.

For more information on Built
Green homes, or to view our
interactive certification map of
all 20,000 homes, visit www.builtgreen.net.

Aaron Adelstein
Built Green
Executive Director



The Northwest EcoBuilding
Guild is very excited to have
Built Green as our partner on
the Northwest Green Home
Tour 2013. After successfully
producing the Seattle Green
Home Tour for two years,
we heard loud and clear
from attendees, as well as
our members, sponsors and
volunteers that it should
continue to be the springtime
green home event in our
region.

In light of the Guild's 20th
Anniversary this year, we
believe this partnership with
Built Green signals an era of
collaboration in which many
hands join together to help
make our world a better place
for all living beings.

The Tour is an amazing
day of fun, education, and
inspiration. We hope you
enjoy it!

Grace Huang
NW EcoBuilding Guild
Seattle Chapter President



N01



CargoCottage™

by ShelterKraft Werks, Inc.

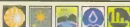
1210 W Nickerson St Seattle 98119

Single family, ADU, cottage home from all steel, reclaimed shipping container for on-grid, semi- or fully off the grid living. Dual-flush toilets, on-demand water heater.



All electric house, salvaged/reused materials, recycled-content locally-sourced materials. Find us on Tour Day at **GreenHome**

N02



Rain Gardens in Ballard

by Bristow Enterprises | Stewardship Partners

7703 26th Ave NW | Seattle 98117

Map to neighborhood rain garden walking tour. PLUS, Site Host project features 3,400-gal. rain catchment, edible rain



garden, edible garden, solar, reclaimed and repurposed materials, low-/non-toxic finishes, sustainably harvested construction materials, natural lighting.

N03



Ballard Passive House

by Hammer & Hand | VELOCIPED architects

9012 10th Ave NW Seattle 98117

Combines revolutionary performance with a PV-array, on-site stormwater treatment, rainwater harvesting, and sustainable finishes. Passive solar features, heat pump,



HRV, all electric house, advanced thermal envelope, high performance windows, Tour day demonstrations with Passive House wall mockup and display.

PHnw

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www.RainBank.info

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North Seattle Sites



Interactive Map & More Info @ NWGreenHomeTour.org

Site Hosts, shown in Burgundy, are described on these pages. Sustainability Stops, shown in Yellow, are described on page Tour-6.

N04



Backyard Artist's Studio

by H2D Architecture + Design

15501 Greenwood Ave N Seattle 98149

Backyard artist studio: the existing detached garage was deconstructed and a new studio space was rebuilt on the old foundation. Certified Built Green®, rain



screen siding, low VOC / Zero VOC paints. Urban infill, live/work, salvaged materials, compact, no carpet, low maintenance.

N05



Greenwood Backyard Cottage

by live-work-play

14111 Greenwood Ave N Seattle 98149

Reclaimed backyard garage becomes studio dwelling unit for aging in place. The outside is complete. The interior is under construction.



Come see where we are in the process; find out about sustainable features we used and the ones we wish we did.

N06



Dutch on Dibble Remodel

by LastingNest

1501 Dibble Ave NW Seattle 98107

Re-Imagining a Ballard bungalow: small addition, new kitchen and bathroom with energy updating (Infrared Ceiling panels) Good insulation, beautiful cork floor,



and cool European influences make this a home ready for the next century! Universal Design features, dual-flush toilets, radiant/hydronic heating.

N07



Herndon House

by Puget Sound Solar & Herndon Residence

10111 Herndon St Seattle 98148

103-year-old house remodel, efficiency, evacuated tube solar hot water, solar electric, earthquake retrofit, rainwater catchment, low water landscape, tubular skylight,



foam insulation, cellulose insulation, on-demand hot water.



Support for the NW Green Home Tour is provided by

NORTHWEST



www.northwestenergystar.com

N08



Journey to Sustainability & Approaching Net Zero by Puget Sound Solar

5308 Baker Ave NW Seattle 98107

Single family, solar PV, rainwater harvesting, yard & food waste composting, urban farming, radiant / hydronic heating. All electric house, drain-water heat recovery system, Green Power subscriber, IAQ & moisture control. Electric car, electric vehicle plug-in, close to Zip Car option.

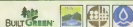


KIM MULLIGAN

A Deep Green Realtor Who Cares

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www.Kim-Mulligan.com

N09



Innovative Living @Fremont by Build Urban & Innovative Living

3617 1st Ave NW Seattle 98107

5-plex 4-Star Built Green® certified townhomes. Open floor plan, outdoor living spaces, pervious materials, native plants. Radiant/hydronic heating. Water conserving features, dual-flush toilets. Recycled-content materials, low-toxic paints and adhesives. Walkscore: 88.



Support for the Green Home Tour is provided by our Presenting Sponsor

Greenhome SOLUTIONS
Earth friendly building products & home store

N10



City Cabin by Northwest Homecrafters & WEdesign

1507 N 39th St Seattle 98103

Detached Accessory Dwelling Unit, recycled cabinets, energy efficient building envelope with increased R-value walls, fully insulated concrete slab, advanced framing exterior walls, raised heel energy trusses. Permaculture garden.



N11



LimeLite in Wallingford by LimeLite Development

3824 Wallingford Ave N Seattle 98107

Open floor plan, outdoor living spaces, sustainable landscaping, native plants, tree retention, amended soils, water conserving features, dual-flush toilets. Radiant/ hydronic heating, HRV, light sensors. Salvaged/ reused materials, construction practices support waste reduction. Low toxic paints/ adhesives. Beyond code ventilation.



N12



Blue View, Green Built in Green Lake by LD Arch Design & TC Legend Homes

6000 4th Ave NE Seattle 98105

Deep green remodel with SIPs construction, net zero energy, rainwater harvesting, natural materials, significant salvaged/ reused materials. Net zero, solar PV, ductless mini-split, heat pump water heater, triple glazed windows, deconstruction, salvaged materials.



N13



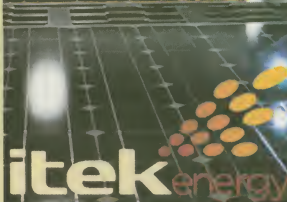
Remarkable Laurelhurst Remodel by Model Remodel & CAST architecture

5700 N 36th St Seattle 98107

Light-filled open floor plan, aggressive deconstruction plan. BUILT GREEN certified salvage, repurposed materials and recycling. Non-toxic, durable, low maintenance materials and finishes used throughout. Natural day lighting and improved energy efficiency. Improved indoor air quality.



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Windows are critical to attaining Passive House standards. Klearwall offers the solution. www.klearwall.com

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Sustainability Stops in North Seattle

Stop 01 Greenhome Solutions

1210 W Nickerson St | Seattle 98119

Greenhome Solutions is proud to sponsor the Tour. We are passionate about sustainability. With over 20 years in the construction industry, we pride ourselves on product knowledge, installation techniques, and knowing which products are right for your project. Visit us during your Tour to discuss your building product needs. See our products installed at several sites.



Stop 02 Soaring Heart Natural Bed Co.

101 Nickerson St #400 | Seattle 98109

We provide handcrafted and truly healthy mattresses and bedding, providing ultimate comfort at any age or stage of life. We also consider the environmental impact at every stage of the product life cycle. Visit Soaring Heart during the tour and hear how our mattresses and bedding exceed industry standards.



Stop 03 The RE Store

1440 NW 52nd St | Seattle 98107

Decon '13 Priority Stop!
The RE Store carries new, used, unique & vintage cabinets, doors, windows, plumbing fixtures, antique lighting and door hardware, flooring, trim, and much more. You will find items that cannot be found in big-box warehouses. This Stop Sponsored by Mighty House Construction.



Stop 04 Dunn Lumber

3801 Latona Ave NE | Seattle 98105

Family-owned building materials supplier since 1907. From Marysville to Normandy Park, our 10 stores are ready to help you with your building material needs. Dunn Lumber has FSC certified lumber available at three locations: Seattle/ Latona, Shoreline, and Bellevue. Visit Latona on Tour day for product demonstrations and refreshments.



Stop 05 Bedrock Industries

1401 W Garfield St | Seattle 98119

Visit us on Tour Day!
We make all of our tiles by hand in our own plant from 100% recycled glass. We do not use pigment in our glass and are proud to say we have literally recycled hundreds of tons of material destined for landfills. See our tile installations on the Tour.



Stop 06 NW Natural Lighting

7906 230th St SW | Edmonds 98026

Solatube Skylights = Affordable green improvement! View 3 ten-foot Solatubes and our new LED SMART SYSTEM; when daylight fades, LED lights inside the skylight turn on automatically. Refreshments on Tour Day. Free DIY Class 10:30-11am! See Solatubes installed at the Sustainable Madrona Bungalow Remodel, Site SW02.



Support for the NW Green Home Tour is provided by



In association with the Building Materials Reuse Association national conference, Decon '13, Second Use is hosting a salvage project showcase at its new SoDo warehouse store. Visitors will see pictures from a variety of projects that used salvage and reuse in an impactful way. www.deconexpo.org

Decon '13



Stop 07 Second Use Building Materials

1401 W Garfield St | Seattle 98119

Decon '13 Priority Stop!
With growing attention on salvage and creative reuse, Second Use engages the local design and building community to spotlight Seattle area's creative building professionals in this important area of sustainable building. Visit us on Tour day, we will provide some refreshments and lead store tours throughout the day.



Stop 08 Earthwise Architectural Salvage

1447 4th Ave S | Seattle 98144

Decon '13 Priority Stop!
Earthwise is Seattle's original architectural salvage company. Founded in 1991, we specialize in the removal of building materials from historic or vintage structures and strive to preserve our architectural heritage through the resale of these building materials and promoting re-use. We have thousands of items in two locations in Seattle and Tacoma!



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www.pscu.org

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ENVISION

Residential & Light Commercial Remodeling

www.ecovisionhomes.com

SW01



Annie

by Green Canopy Homes

2412 East Miller St | Seattle 98112

Gut-rehab, LEED for Homes, single family residence. Rigorous air-sealing, extremely efficient HVAC, 27-28 UV windows, low-VOC paints adhesives and sealants,



top tier low flow plumbing fixtures, 100% CFL bulbs, Energy Star appliances, local and reclaimed construction materials.



Central, South & West Seattle Sites



Interactive Map & More Info @ NWGreenHomeTour.org.

Site Hosts, shown in Green, are described on these pages.
Sustainability Stops, shown in Yellow, are described on page Tour-6.

SW02



Ford Remodel

by Better Builders

1007 1st Ave S | Seattle 98148

Water conserving features, dual-flush toilets, on-demand water heater, LED lighting, practice energy conservation. Natural/ low-toxic materials with no added urea formaldehyde, no carpet, salvaged/ reused materials, onsite job waste recycling, recycled-content materials, FSC framing package or similar.



SW03

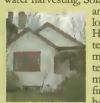


Sustainable Madrona Bungalow Remodel

by Mighty House Construction | ENTERO Design

135 1st Ave S | Seattle 98148

Complete sustainable kitchen remodel, rain-water harvesting, Solatube, low-toxic paints and adhesives, Natural/ low-toxic materials. Home performance tested. Salvaged/ reused materials, recycled-content & locally-sourced materials, clay wall finishes, native plants, heat pump.



SW04



Energy Retrofit

by Kohl Construction & Community Power Works

1007 1st Ave S | Seattle 98148

Site-rainwater harvesting, tree retention.

Energy-practice energy conservation, air sealing, Indoor Air Quality-natural/low-toxic materials, low toxic paints and adhesives. Materials-salvage & deconstruction.



SW05



Dwell Passivhaus at Columbia Station

by Dwell Development | Dwell Northwest

1100 1st Ave S | Seattle 98148

Passive House equivalent. Outdoor living spaces. Structured on-demand recirculating water system. HRV, ductless mini-split, radiant/hydronic heating, Rain screen, triple-glazed high performance windows, advanced thermal envelope, thermally-isolated concrete slabs. Home performance tested. Beyond code ventilation, upgraded filters.



SW06



City Cabins at Columbia Station

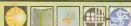
by Martha Rose Construction, Inc.

286 1st Ave S | Seattle 98148

"Home as a System" includes advanced framing, high R-values, triple glazed windows, healthy products and HRV for fresh air. Save water with modern fixtures. 4 townhomes, vegetated garage roof. All-electric with infra-red heat panels. The new experience of Low Impact City Living is waiting for you at City Cabins at Columbia Station.



SW07



ENVISION Restoration & Energy Retrofit in West Seattle by ENVISION | Puget Sound Solar | CPW

1013 1st Ave S | Seattle 98148

1900s classic restoration, energy upgrade, home performance testing on-site.

Includes structural restoration, seismic retrofit, upgraded insulation, air sealing, salvage & reuse,



chickens, and more. Building Scientists/auditors on site to demonstrate energy audit features and benefits. Community Power

Works representatives on site to answer questions about energy efficiency upgrades. Owner/Builder on site to explain the science and passion behind this restoration.

Support for the NW Green Home Tour is provided by

Panasonic ideas for life

Eastside Sites

E01

Zero Energy Idea House

by Shirey Handyman

840 W Lake Sammamish

Pkway SE | Bellevue 98008

Compact yet spacious, super energy efficient SIP construction; coolest roof in the Eastside features wind turbine, green roof, solar electric, and solar hot water. The Zero Energy

Idea House shows how a home can produce nearly as much energy as it consumes. See what works and what fails. The Zero Energy 80% of the year.



E02

Bellevue 41st

by YS Development & YS Built

4019 131st Pl SE | Bellevue 98006

Custom single family home. 5-Star Built Green, LEED Platinum and Passive House (PH) being built by YS Built. Passive solar features, heat pump, HRV, light sensors, drain water heat recovery, gray water reuse, green roof, open floor plan, outdoor living spaces, advanced framing, rain screen, triple glazed windows.



E03

Kirkland Cottage

by Robertson GreenBuilt

4725 108th Ave NE | Kirkland 98033

Tiny "rambler" remodel: conscientious, cost-effective, repurposed, restored, salvaged materials, energy-efficient, well-insulated,

healthy, low toxic finishes and adhesives. Solar PV + thermal water heat, tankless hot water + radiant/hydronic heat, daylight by tripling glazing south side, walkable location on bus line.



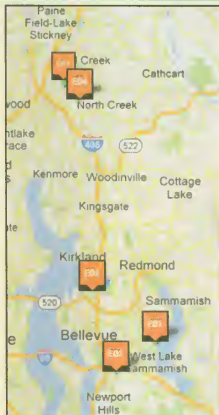
E04

Clearwater Commons

by Clearwater Commons

1402 194th St SE | Bothell 98012

11 units available at creekside eco-village featuring low-impact construction, energy efficient construction, rain gardens, community gardens, pervious pavement, solar, chickens, opportunities for creative green design. Sponsored by Living Shelter Design Architects.



Interactive Map & More Info @ NWGreenHomeTour.org.
Site Hosts, shown in Orange, are described on these pages.

E05

Bellflower Renovation/ 425 Magazine's Idea House

by Bristol Design & Construction

11000 Magazine Road | Seattle 98148

Midcentury renewal, owner-built, open floor plan, outdoor living spaces, pervious materials, native & existing plants, tree retention, vegetable garden. Heat pump, high-efficiency furnace, on-demand water heater. Natural/low toxic materials. Salvaged/reused material, FSC woods.

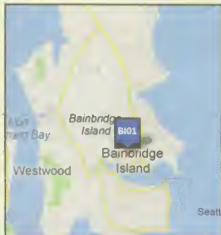


Contact Evergreen Certified for Home Performance Testing
www.evergreencertified.com



Event & Seminar Productions Services
Organization and fund-raising for 2013 NW Green Home Tour was managed by ESP Services. This is our third green home tour in Seattle Metro. Thank you for being a part of the tour.
- Cate O'dahl, ESP Services

Bainbridge Island Site



BI01       

**Grow Community
by Grow Community**



428 Grow Ave NW / Bainbridge Island 98110

One Planet Living, net-zero homes, 5-Star Built Green, low impact development, cottage homes, Aging-in-place/ADA, rain gardens & bioswales. Electric vehicle plug-in, solar



PV, ductless mini-split, HRV, locally sourced, low toxic, no added urea formaldehyde materials, natural/passive ventilation, high performance windows, advanced thermal envelope.

Take the 30-minute Seattle-Bainbridge walk-on ferry ride to visit Grow Communities, just a short walk from the terminal.

Support for the NW Green Home Tour is provided by



Support for the NW Green Home Tour is provided by





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This Brochure is dedicated to an important member of our pack.



Brooklyn, a practically perfect Golden Retriever, experienced life, leading her pack in the mud rivers at Marymoor, swimming at Magneson, or just lounging in the sun.

After 12 and 1/2 action-packed, adventurous years, Brooklyn was put to rest on Tuesday, February 5, 2013 with her family beside her.

She will be greatly missed by the O'dahl family, and her extended Guild family and friends who knew Brooklyn from meetings, events, and parties. Brooklyn was a truly wonderful companion and legendary Guild Mascot.



Cate & Sheldon O'dahl



Brochure Layout Courtesy of Sheldon O'dahl, Dirty Dog Productions, and Ann Dorn, Seattle Natural Awakenings

Connecting you to the leaders in natural healthcare and green living in our community. To find out how you can be included in the Natural Directory, email Publisher@SeattleAwakenings.com to request our media kit.

BEDDING

SEATTLE NATURAL MATTRESS

Manufacturer and retailer of natural, chemical-free latex mattresses designed to provide a comfortable and supportive alternative to traditional spring mattresses. See ad page 28.

BABY DIAPER SERVICE

Committed to providing 100% pure cotton diapers for your baby. Convenient weekly pickup and delivery of cloth diapers and accessories. Better for baby's skin, more sustainable than washing at home. See ad page 11.

DENTISTS

INTEGRATIVE DENTISTRY

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MitchMarderDDS.com
We are a holistic dental practice specializing in safe mercury filling removal, non-surgical periodontal care, and TMI/orthodontic treatments. We welcome new patients! See ad page 23.



MOVEMENT CENTERS

WILLUMINO

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At M-Willumino, we are dedicated to your transformation through movement. Take a class, try private sessions, discover your own innate grace. See ad page 13.

YOGA

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Kanjin Yoga is a path to abundant health and wellness helping people live better inside their bodies. Specializing in Yoga Nidra, Gentle Hatha Yoga, we offer classes and workshops for groups and organizations.



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